

BIG MOUNTAIN SEWER DISTRICT

PO Box 1252
Whitefish, Montana 59937

Board of Directors Agenda

October 26, 2021 9:00 am

Northern Lights Conference Room, Kandahar Lodge

PLEASE NOTE: Public attendance at this meeting was via ZOOM.

1. CALL TO ORDER

President Sato called the special meeting to order at 9 a.m. Present were Brad Kincaid, Jennifer Sato, Paul Montgomery from Anderson-Montgomery, Greg Ferrian, Jason Hanchett, Kathy McAughan, Wil Goodpastor from TD&H Engineering, and Leslie Bales. Charlotte Greenbarg attended via Zoom. Al Clough was absent.

2. PUBLIC COMMENT

Greenbarg stated she saw in the June report on repairs needed there were 17 manholes identified for repair or replacement, and then in September 20 more manholes and an added 400' to pipe along with six service lines. Sato thanked Greenbarg for her comments, and reported the scope of the project would be discussed in the workshop later in the meeting.

3. OLD BUSINESS:

a. *Landmark – request for will-serve letter

Wil Goodpastor attended to request a will-serve letter for the new Landmark development located on the old Alpinglow property. Hanchett reported the request from TD&H for Landmark was for 64 residential and 2 commercial units.

Goodpastor asked if anyone had questions regarding the project, saying he was here to answer any concerns. Goodpastor continued they are still working on the final footprint, flow rates, etc. reporting they have requested a 10" service line for water instead of 8", and once completed the Alpinglow will be back on line as "Landmark".

McAughan asked if they would be replacing or using existing infrastructure.

Goodpastor stated from the Edelweiss they will connect a new 10" through the project and then connect back in to the existing lines for water, and sewer will be the same story – 8" new piping that will then tie back in. During excavation they will be reviewing all the existing piping. Hanchett reported there are a couple of service lines at Mott bathroom, with Goodpastor adding these will be removed and replaced with new. Kincaid asked about 52 condos and 12 rooms – please explain the rooms. Goodpastor explained will sell 54 individual units like Alpinglow – 52 condos, and 2 commercial units. The other 12 rooms will be hotel rooms, ticket booth, etc. (these 12 rooms will be owned under one condo ownership/assessor number), with the WSI unit being tickets, rentals, restrooms, etc. Discussion followed regarding water hookup, submetering, etc. Discussion of the 12 rooms followed trying to figure out how many EDU's. Kincaid asked for clarification – is it 52 condos, WSI ticket and rental, and then the 12 rooms and restaurant all as 1 condo unit for the Developer? Goodpastor will clarify the numbers regarding the 12 rooms and get this information to the Board. Hanchett asked for a paper set of plans. Kincaid thanked Goodpastor

for coming, and the Board consensus is they will finish the will-serve letter approval once the Board has received clarification on the units/rooms/commercial spaces that will be served.

4. President Sato adjourned the special session of the Big Mountain Sewer Board and moved the Board into a work session at 9:31 a.m.

WORK SESSION:

1. INFLOW & INFILTRATION PROJECT

a. *I & I Project Scope – Discussion on Scope of Project

Montgomery was present and went through discussion of the project and the upcoming scope of work. Montgomery explained infiltration and inflow, noting the differences for the Board and then went through a power point presentation (attached), explaining the history of the investigation and the anticipated outline for the upcoming project. Montgomery reported if we reduce the I&I it should result in a payoff for the district as we will be paying City of Whitefish to treat less effluent on a monthly basis. Montgomery continued saying there are two main sections Elk Highlands and the Village, both have separate flow meters with Elk Highlands showing little or no I&I. The concentration of I&I was on the Village flowmeter which then shows where the bulk of the problem exists. Closed circuit TV inspections (CCTV) were done on the lines in the Village. The lines themselves are not in bad shape, but there are a number of manholes that are the source of I&I, and then there is about a 2.9 mile outfall line down to the lift station on East Shore Drive. After CCTV on the outfall line this summer 17 additional manholes were added to the project. Discussion regarding full manhole replacement and chimney cover replacement followed. Montgomery reported the survey taking place right now will help to identify the specifics of each manhole – whether to repair or replace. Hanchett had a question on the section from A3-5.1 to Sans Souci, and Montgomery and Hanchett will get together and review this section of line together. Montgomery went through the preliminary budget for the project, and outlined the next steps for the process.

Montgomery shared the Implementation Schedule, outlining hopes for a sixty to seventy day project starting after the 4th of July. Montgomery stated they can possibly work on sites not in the main flow during high peak tourism, but they will need to know these special needs so it can be included in the bid process. Kincaid asked about supply chain, with Montgomery replying there is not a lot of plastic in our project so it should not be too big of a problem. Montgomery stated they will try to craft the project so they get as many qualified contractors as possible to bid. Kincaid asked about budget, and Bales explained how much money is located in each of our funds which can be used toward the project. Discussion regarding traffic control on the manholes crowding the pavement followed specifically with regards to manholes 26A and 27 which are half covered. Further discussion of the manholes on lower road followed with Montgomery noting we can add a special condition for these manholes to be completed at the end of the project adding notes on how to proceed with construction can be built into the bid documents. Montgomery explained the contractor is responsible for traffic, getting approval from the State, and

notification to the owners. Montgomery reminded the Board that it is impossible to eliminate ALL I&I, small sources of I&I will still be spread throughout the system, but we will do our level best to make this project pay off. Kincaid asked if we wanted to shave \$250,000 off the project what would be the low-hanging fruit, what would your suggestion be? Montgomery suggested manholes are the priority, so maybe look at the sections of pipe once again, maybe spot repairs instead of full replacement? Hanchett shared he had also watched the CCTV and some of the lines have cracks at 12 o'clock, and broken repairs, stating these pipes should be fixed. Kincaid asked about the Management plan. Montgomery replied there are responsibilities for the President, the Board, Clerk/Treasurer (Administrative Manager/Secretary), Montgomery, and the contractor. Ferrian asked about documentation on condition of each manhole after the fact, Montgomery confirmed that the Board will get this information. Montgomery will email the Board the Implementation Schedule, Management Plan, Firm Commitment of Funding, etc. that is required to get started on the grant funding. Hanchett asked about the contractor selection process, and the questionnaire sent out by Attorney Gebhardt. Montgomery replied he will fold the questionnaire from Attorney Gebhardt into the bidding process and this will assist in the selection process. Montgomery stated he had not had as detailed of a questionnaire before, but feels it will be beneficial. Discussion of the process followed with Montgomery assuring the Board the bid will be posted state wide, and on all the plan exchanges.

Sato asked about the Base Lodge grease trap. Hanchett reported this will be on Yeager's (WSI) list for repair.

McAughan asked for a detailed picture describing a manhole. Ferrian and/or Montgomery will send out to the Board.

Montgomery will send out the revised scope to the Board, showing the Board the anticipated replace and repair of the manholes as soon as the surveyor has completed the survey. The work session recessed at 10:29 a.m.

2. Return to Special Meeting – The meeting was called back to order at 10:33

SPECIAL MEETING – continued:

3. OLD BUSINESS:

- b. *Engineer Contract for I & I project with Anderson-Montgomery
President Sato asked the Board for discussion of the contract with Anderson – Montgomery, stating the revised copy has the changes recommended by Attorney Gebhardt. Discussion of the insurance requirements, the additional requirements for the engineer to assist with the contractor award process, and the grant administration followed (the Board consensus was they agreed with Anderson-Montgomery administering the grants, and the District's Administrative Manager reviewing the paperwork). Kincaid made motion to approve Contract Agreement #4 (Revised) pending approval by the attorney, second by Ferrian. Greenbarg asked if this was up to the scope of \$980,000? Kincaid explained this is only for the engineering portion of the project, and that the final scope will be approved

after the surveyor has completed their work. Anderson-Montgomery will then submit the final scope of the project to the Board for review. Greenbarg thanked the Board for the clarification. Motion to approve Agreement #4 pending approval by the attorney, and authorizing President Sato to sign the agreement passed with the Board voting as follows: AYES: Ferran, Kincaid, McAughan, Sato. NOES: None. ABSENT: Clough. Note: Attorney Gebhardt approved the revised contract later on Tuesday, October 26th, 2021.

c. Action/Decision on Scope of I & I project.

President Sato reported there will be no action or decision on the final scope of the I&I Project until Anderson-Montgomery finishes their final proposal, including the data from the survey that is currently being done.

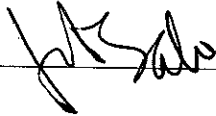
5. MISCELLANEOUS FOR THE GOOD OF THE ORDER

President Sato reported the next regular meeting will be Tuesday, January 18th 2022.

6. ADJOURN

The meeting was adjourned at 10:42 a.m.

President



Secretary

